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[www.pendletonproperties.net](http://www.pendletonproperties.net)

**PRICE REDUCED!**  
**\$30,000**

Locate your business here on main street in Heppner. Building was a restaurant and lounge and could be used for that again, or something else. Building is now vacant. Needs remodeling but has lots of square footage with good exposure on main street. Owner will carry contract or get a better deal and cash out. Call to schedule an appointment to look over this commercial property and see if it will fit your needs.  
 172 N MAIN ST, HEPPNER

**\$150,000 NEW LISTING**

Here it is! one of those rare mountain properties. 40 acres in the trees with your own hunting cabin. Enjoy the quiet and solitude of the forest but not too far from lots of activities. Short distance to the Morrow County OHV Park. Wood heat and cook stove in the cabin. Lots of electricity is near by. Good stand of healthy timber. Lots of potential  
 69050 KINZUA RD, HEPPNER

**\$50,000**  
**NEW LISTING**

This is the hunting place you are looking for. 1989 singlewide trailer with added metal roof. Lots of furniture, tools, etc., included with sale. Needs some work, but basics in good shape. Owner says septic, electric and plumbing works fine. Have your place in the mountains on .92 acres at Blakes Ranch  
 81112 COYOTE LN, HEPPNER

**\$110,000**

Nice big house close to grade school, walk across footbridge to downtown. Lots of room for the kids with 4 bedrooms and 2 baths, yard out back for activities. Barbecue on the deck this summer! Call for a showing soon.  
 235 N COURT ST, HEPPNER

**\$69,000**

Neat and clean home with yard and garage, which could also be used as a shop. Guest room off garage with 1/2 bath. Ready to move in with little maintenance. Call for an appointment to see today.  
 375 E MATLOCK ST, HEPPNER

**\$80,000**

Restaurant complete with everything needed to start operation including gas stove, grills, pizza ovens, microwave, deep fryers, salad bar, food warmers, dishwasher, ice maker, walk-in coolers, refrigerators small and large, coffee makers, popcorn machine, 20 tables and 72 chairs. Has main floor dining area & kitchen on main floor, plus 1518 sq foot upper area for meetings & dining. Needs some fixing but step in and start operating  
 168 N. MAIN STREET, HEPPNER

**5.6 acres**  
**\$25,000**

5.6 acres of buildable land near Heppner and the Willow Creek Golf Course. Manufactured home okay. Have a few animals. Needs well drilled and septic installed to make this your home site. Dee Cox Rd Heppner

**\$225,000**

Almost new home located close to shopping and downtown. The open beam ceiling and wood stairway and railings. Furniture included in sale, appliances, bedroom sets and much more. A free standing island in the open kitchen is part of the appeal, owner put special care into constructing a well built home. Second floor deck with sliding doors from each upstairs bedroom. A BBQ, smoker and trailer hook up out back  
 415 N GALE ST, HEPPNER

**\$25,000**  
**PRICE REDUCED!**

Commercial zoned lot located in the middle of Heppner. Property is in located in flood plain, however engineer's flood elevation has been completed.  
 N CHASE ST, HEPPNER

**\$159,000**

One of the best deals in town! Golden West double wide plus Pod kitchen. Nice view of town off the deck on the back. Full daylight basement means there is plenty of room in this 5 bedroom 3 bath home. Lots of furniture and personal items included in sale. Included in sale washer, dryer, side by side refrigerator, stove and microwave, plus three TVs. Two couches, two tables, oak chest, 2 table lamps & 1 floor lamp and a gun safe.  
 220 ROCK ST, HEPPNER

**\$160,000**

Immaculate 4 bedroom, 2 bath home on hill overlooking Heppner. Sit on your back deck and watch the deer. Large heated and insulated garage can double as a shop. Underground sprinklers. Large living room with vaulted ceiling. Wall to wall carpeting. Call today and take a look inside this home.  
 110 SAGE HILL DR, HEPPNER

**\$365,000**  
**Boardman**

Nice parcel near residential neighborhood and also close to the new Boardman City Center. City water and sewer available 5.9 acres m/l

**Business!**  
**\$70,000**  
**PRICE REDUCED!**

Be Your own Boss. Downtown Ione Bar and Restaurant for sale. Currently not operating, but waiting for some real TLC to make it a going concern. This friendly small town is a great place to own your own business. Building fixtures and land all included.  
 325 W. MAIN ST, IONE

**\$159,000**  
**sale pending**

Nice large 5 bedroom property remodeled in 2009 and is ready to move in or someone wanting lots of space. Key features out back on the 1.43 acres, and comes with a barn. Granite counter tops in the extra large kitchen are complemented with the pergo floors. Relax in the big living room with a wood stove that heats the whole home. Lots of house at a good price. Appliances. Home warranty included.  
 61209 HWY 207, HEPPNER

**\$89,000**  
**PRICE REDUCED!**

2 apartments and shop building for Sale in Lexington On the bottom floor is a former auto body shop and a 1 bedroom apartment newly remodeled renting for \$350. Upstairs is a 2 bedroom apartment that has been completely redone renting for \$375. Building has a good roof and owner says the shop has been completely rewired.  
 145 E. MAIN, LEXINGTON

**\$23,500**  
**LAKEVIEW CT., HEPPNER**

View lot at Lakeview Heights. Own one of the last view lots at Lakeview Heights. 84 X 120 approx. Water, sewer, phone and power available.

**Blake Ranch lot for sale**  
**MAKE OFFER!**

.92 acres buildable  
 Coyote Lane \$15,000

**PRICE REDUCED!**  
**\$199,500**

Small acreage close to town. Can have horses or 4-H animals for the kids. 1.94 acre m/l home on the edge of town. Includes metal barn with 3 bonus rooms. Pasture irrigated with underground solid set system. Comfortable 3 bedroom, 2 bath home with lots of extras like 3 decks and covered patio. Also a living, dining, mud room and office. 38 additional acres available right next door.  
 61238 HWY 207 HEPPNER

**MAKE AN OFFER**  
**Price Reduction! \$125,000**  
**2 bedroom 2 bath in Heppner**

This nice 2007 Marlatt home is in excellent condition. Everything was done right when this home was put in. It has a deck, cyclone fenced yard and a 18 X 31 garage. Ceiling fans, along with the energy package will keep you warm in the winter and cool in the summer. There is a den/office, living room and lots of extras. Must see inside this one. Call and schedule an appointment today.  
 345 LINDEN WAY, HEPPNER

**\$99,900**

Looking for a view? Enjoy the rolling hills from an almost half acre lot. High end kitchen remodel with new cabinets, countertops, granite sink & stainless appliances plus restored 1964 free-standing range. Remodeled bath, new windows in LR/kitchen, new electrical & plumbing. Potential for 2 additional bedrooms downstairs. 6 blocks to downtown.  
 404 E PENNOYER, CONDON

**1+ acres \$50,000**  
**PENDLETON, OREGON**

**\$39,000**  
**PRICE REDUCED!**

Cozy 3 bedroom 1 bath home. Needs some TLC but priced right. Large double lot with partially completed Gazebo. Outbuildings including detached 1 car garage. Efficient monitor type heat with a place for a wood stove. New roof in 2012, good foundation. Priced right call for a showing.  
 E EAST ST, LEXINGTON

**\$98,000**

2 Bedroom near schools and downtown Heppner Just blocks from school and downtown shopping, this 2 bedroom 1 1/2 bath charmer has a fenced yard for children and a separate small yard in the back. Enjoy your reading room, living room and kitchen with window looking out on the street.  
 215 S. COURT, HEPPNER

**New Listing!**  
**\$99,000**

Enjoy the view out your back door as you relax in this very well maintained 3 bedroom, 2 bath home on 1.72 acres. If you have a hobby or like a place to work the 24 X 36 ft shop with cement floor is perfect. Underground sprinkler, lots of nice landscaping. Everything works on this 1998 home.  
 67331 EMERT DR IONE

**Acreage for Sale**  
**PRICE REDUCED!**  
**\$40,000**

35.44 Acres Inside Heppner City limits 3.23 outside city limits  
 Has a good building spot and room for animals. Water and electricity located nearby.  
 Heppner/Spray Highway

**\$170,000**

Have your spot in the country and the life to enjoy with this 5.3 acre place near Boardman. Fenced for animals, has nice large shop with power and concrete floor and wood stove. Hand lines and solid set used for water rights irrigation from the irrigation district. 3 bedroom two bath 1977 Manufactured home with living room, family room and dining room. Has Central AC, heat pump and BI range and stove  
 78538 PAUL SMITH RD, BOARDMAN

**\$142,000**

Great family home! This home has 4 large bedrooms, 2 bath and is located on quiet street. Split level, up stairs and downstairs is great for parents and kids to have their own space. Large backyard with underground sprinkle and large garage  
 309 NW COLUMBIA AVE, BOARDMAN

**MORE COVERAGE!  
 MORE BUYERS!  
 BECAUSE WE ARE  
 RMLS MEMBERS**

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 David Sykes

## Affordable Building Lots Available!

.84 acre to 5.95 acre lots in Emert Addition #2 Ione. Utilities include - phone, water, power, septic approved. Ready to move in

\$8,500 - \$10,500 - \$11,500 - \$14,500 \$15,000 - \$17,500 - \$22,500

See sykesrealestate.net for map of all available lots

